

DESCRIPTION OF PROPERTY, LEGAL DESCRIPTION AND MINIMUM BID

Properties 1 and 2:

Real estate located in Martin County, Kentucky and is described as follows: Being the same property conveyed to Richard M. Young, Trustee of the Young Family Trust by Deed dated December 16, 1982 and recorded in Book 91 on page 693, records of Martin County Clerk's Office: The following tracts of land lying in Martin County, described by the following:

Property 1 -

Beginning on Main Street on the corner of Dixie Porter's lot, thence up the hill to A. D. Speer's line thence up the creek with his line to Lewis Dempsey's corner, thence down the hill with his line to the street, thence down with the street to the beginning.

Property 2 -

Beginning at the upper corner of the lot owned by grantee herein on Main Street and running up the street 23 feet to a post, thence running up the hill to the back line of Lewis Deapsey's lot to a post about 15-1/2 feet from the back corner of grantee's lot, thence running toward the street with the present line of grantees lot to the street to the beginning.

****Properties 1 and 2 will be sold together; Minimum Bid: \$30,000.00****

Properties 3 and 4:

Property is a 2-story single family residence on .33 acres, with 6 bedrooms, 4 baths and attached carport, located at 119 Main Street, Inez, KY 41224. Parcel #028-02-01-027.00

Property 3 -

Beginning on the edge of the street on a conditional line between L.C. Richmond and J. M. Ward, thence down with this street 131-1/2 feet to Eli Crum's line and thence with his line up the hill to Nathaniel Ward's heirs line, thence up the creek with said line to J.M. Ward's line, thence down the hill with his line to the street to the beginning.

Property 4 -

Beginning at or about a beech stump at the Marion Hale Lodge #672 line, then running up the hill in a straight line to the line of Allie Ward, thence turning right and

running in a straight line a distance of 50 feet with the Allie Ward line to Curtis Crum line, marked by a black walnut tree, thence following the said line of Curtis Crum running down the hill to the line of Clyde Cassady, thence turning right running with Clyde Cassady line to the Bill Stepp line and again with Clyde Cassady line then with Marion Hale Lodge #672 line to the beginning a distance of 380 feet containing 3 acres more or less.

****Properties 3 & 4 will be sold together; Minimum Bid: \$9,000.00****

Property 5 -

Property consists of a 2-story building, used as a retail store with a small apartment on the upper level, located on Main Street, next to the Masonic Lodge, Inez, KY 41224. Parcel #028-02-01-025.00

TRACT I

Lying, and being in Martin County, Kentucky, and in the head of the right hand fork of the Collins Branch, a tributary of the Coldwater fork of Rockcastle Creek, bounded as follows, To-Wit: Beginning at a rock on top of the hill at the head of the hollow on the line of a survey patented to W. M. Stepp and with the line of said survey, N. 83 E. 50 poles to a locust and dogwood near a gap at the head of said branch, N. 23 E. 42 poles to a white oak on top of the ridge near a gap and with the top of the ridge, S. 63 E. 25 poles to a white oak and a hickory on a knob, S. 12 W. 16 poles to a hickory, thence passing through a gap, S. 64 W. 68 poles to a red oak, S. 70 W. 15 poles to a hickory on a knob, N. 42 W. 14 poles to a black oak and hickory, N. 78 W. 4 poles to the beginning.

Registered May 28, 1897, and patented by the Commonwealth of Kentucky to Richard F. Cassady on the 30th day of August 1897, Book 118, page 342, No. 65940. Tract #2 Also one other tract: Beginning at a large beech standing on the north side of the left fork of Collins Branch, corner to lot No. 3 and corner to Sleepy John Stepp, thence down the branch with the County road, S. 53-1/2 W. 9 poles 16 links to a stake, S. 71-1/2 W. 12 poles to a stake near a beech previously marked, N. 67 W. 12 to a black walnut, N. 83 W. 30 poles to a rock by the branch, thence leaving the branch, S. 19 W. 45 poles to a sugar tree in the gap in the head of the hollow at J. E. Cassady's house, thence out with the top of the ridge between Collins Branch and J. E. Cassady's Branch, S. 67-1/2 E. 14 poles to a black oak, S. 14 E. 11 poles to a small black oak, S. 23 E. 8 poles to a hickory, S. 76 E. 11 poles to a large white oak on the ridge, S. 57-1/2 E. 21 poles to a small black oak, S. 18 W. 36 poles to a hickory, S. 14 E. 27 poles to 2 small hickories, S. 42 E. 14 poles and 5 links to a Chestnut oak, S. 32 E. 17 poles to 2 pines on a knob, S. 64 E. 35 poles to a chestnut oak in a gap, S. 17-1/2 E. 22 poles to 2 hickories, S. 11 E. 22 poles to 2 black oaks, S. 22-1/2 W. 5 and 7 links to a black oak on knob, S. 72 E. 68 poles to a hickory passing through a gap, N. 12 E. 16 poles to a hickory, thence running the ridge between right and left forks of Collins Branch, N. 63 W. 58 poles to 2 small

chestnuts, N. 28-1/2 W. 33 poles to a chestnut and sourwood, N. 65-1/2 W. 14 poles to a gum and hickory, N. 22 W. 7 poles to a chestnut on a knob, N. 10 W. 51 poles to a chestnut oak by 2 rocks, N. 42 W. 10 poles to a hickory, N 5. W. 16 poles to a hickory and black oak, thence down the point, 72 W. 27 poles to a chestnut oak and pine on a point, S. 71 W. 18 poles to a poplar and rock, N. 54 W. 44 poles to the beginning containing 195 acres. This conveyance is subject to the following reservations and exceptions there is reserved from and excepted out of this conveyance, all minerals and mineral rights, including the coal, oil and gas, and all other minerals, whether named herein or not, together with all customary, necessary and convenient rights in, over and under the surface, to recover, take therefrom and explore for said minerals.

There is further reserved from and excepted out of this conveyance the free gas rights and privileges, provided for in the oil and gas lease now existing on the premises, for the use and benefit of the grantors herein, said free gas to be used by the grantors, their heirs and assigns, away from the premises, herein conveyed.

TRACT II

A parcel of land containing eight acres, by survey, bearing date the 15th day of December, one thousand eight hundred and ninety six, lying and being in the County of Martin and in the head of the right hand fork of the Collins branch, a tributary of the Coldwater fork of the Rockcastle Creek and bounded as follows to wit:

Beginning at a rock on top of the hill at the head of the line of said survey N. 83 E. 50 poles to a Locust and Dogwood near a gap at the head of said branch: N. 23 E. 48 poles to a white oak on top of the ridge near a gap and with the top of the ridge S. 63 E. 25 poles to a white Oak and Hickory on a knob; S. 12 W. 16 poles to a Hickory; then passing through a gap S. 64 W. 68 poles to a red Oak; S. 70 W. 15 poles to a Hickory on knob; N. 42 W. 14 poles to a black Oak and Hickory; N. 78 W. 4 poles to the beginning.

Being the same property conveyed to Richard M. Young, Trustee of the Young Family Trust by Deed recorded in Book 91 on page 695 in the Records of the Martin County Court Clerk.

****Minimum Bid: \$18,000.00; Parcel #038-00-00-074.00****

Property 6 –

A tract of land situated in Martin County, Kentucky, on Tug River, a tributary of Big Sandy River and bounded and described by the following:

Beginning on a buckeye on the river bank, then down the hill to the river, thence up the hill so as to make said land two (2) acres wide to the top of the hill, thence down

the ridge to a rock corner of the James G. Ward land and with said line to the beginning containing ten (10) acres be the same (sic) more or less.

****Minimum Bid: \$600.00; Parcel #052-00-00-059.00****

Property 7 –

Being the same property conveyed to Richard M. Young, Trustee of the Young Family Trust by Deed dated November 30, 1982 and recorded in Book 91 on page 700 Martin County Court Clerk's Record.

This property consists of ONE-FIFTH (1/5) undivided interest in and to all minerals in, on and under 28 separate tracts described in the above Deed.

****Minimum Bid: \$114,000.00****

Property 8 –

A one-half undivided interest in real property, described as that certain property in Martin County, Kentucky, and more particularly described as follows:

A certain tract or parcel of real property containing approximately seventy (70) acres on the Williamson Branch, a tributary of Rockhouse Fork of Rockcastle Creek, and generally described as being bounded on the North by W. Sester and H. Spence; on the East by C. M. Cooper; on the South by the Preston Heirs and C. W. Porter Heirs; and on the West by C.W. Porter Heirs and R. Fitzpatrick.

Being the same property conveyed to Richard N. Young, Trustee of the Young Family Trust by Deed dated February 3rd, 1984 and recorded in Book 94 on page 431 Records of Martin County Court Clerk.

****Minimum Bid: \$6,000.00; Parcel #018-00-00-015.00****